



# Management Update Minutes

OREGON

**Tuesday, June 21, 2022, 9:30 a.m.**

Courthouse Square, 555 Court St. NE, Salem  
5th Floor, Suite 5231, Commissioners Boardroom

## ATTENDANCE:

Commissioners Kevin Cameron, Danielle Bethell, and Colm Willis, Jan Fritz, Chad Ball, Robert Manier, Jon Heynen, Corissa Neufeldt, Ryan Matthews, Lani Radtke, Ryan Crowther, Tim Glisson, Traci Fiske, Colleen Coons-Chaffins, Vanessa Keck, and Jane Vetto.

Jan Fritz called the meeting to order at 9:30 a.m.

## INFORMATIONAL:

### **North Fork Road Slide Stabilization - Professional Services Agreement Amendment Number 2 for DOWL, LLC**

-Ryan Crowther

#### ***Summary of presentation:***

- The county received a Western Federal Lands Access Program (FLAP) grant that will be used to mitigate one of the three slides located at the gravel section on North Fork Road;
- The amendment to the grant was brought before the Board a few months ago;
- Public Works is now updating the agreement with the consultant who will get the county through the design phase and to construction;
- The amendment adds \$370,316 to the contract;
- The county had the contractor do preliminary work to determine what the issue was before the final contract with the contractor was executed; and
- This will come to Board Session next week.

### **MOU Proposal with City of Salem Housing Authority Preference Vouchers**

-Corissa Neufeldt

- Health & Human Services (HHS) would like to implement a Memorandum of Understanding (MOU) with the City of Salem to secure up to five vouchers per month:
  - The vouchers would be available to individuals who have stabilized through the county's supportive housing services; and
  - This would assist HHS with moving individuals on to longer-term, more permanent housing resources:
    - The county could then serve more individuals needing rental assistance.

**Board discussion:**

- The county has an MOU with the Marion County Housing Authority:
  - The county is provided with up to ten preference vouchers; and
  - Many individuals do not want to move outside of the city due to services not being readily available.
- There is a long waiting list for the county's rental assistance program; and
- The Commissioners agreed to move forward with the MOU.

**IGA Extension with Oregon DHS for Housing Navigation Support**

-Corissa Neufeldt

**Summary of presentation:**

- In January 2021 Marion County entered into an Intergovernmental Agreement (IGA) with the Oregon Department of Human Services (ODHS) for a housing pilot program:
  - The program helped find housing for families wanting to reunify with their children whose primary barrier to reunification was finding housing.
- The original pilot program was for six months, and in January 2022 the county engaged in another contract for an additional six months:
  - ODHS would like to extend the contract for up to one year:
    - They have secured funding for six months and they are looking for funding for an additional six months; and
    - They are working on having this service built into their bi-annual budget.

**Board discussion:**

- Commissioner Bethell is fine with funding the contract for six months, and then amending the contract if ODHS receives additional funding;
- The program is going well; and
- The Commissioners would like an email update detailing the number of placements that have been successful.

**Potential Secure Residential Treatment Facility Project**

-Ryan Matthews

**Summary of presentation:**

- \$6.3 million of behavioral health housing investment dollars was allocated to Marion County;
- HHS identified a secure residential treatment facility as a high priority for the use of the funds:
  - A provider has been identified that is interested in providing the services if a facility existed;
  - To purchase land and build a facility it would cost approximately \$14 million; and
  - To renovate an existing facility would cost approximately \$7 million.
- There is additional funding available through the Oregon Health Authority for these types of projects:
  - There is a grant that closes on July 29, 2022, that could potentially fund the entire project:

- HHS currently does not have enough staff available to put together a grant proposal; and
- Salem Health offered to take the lead on putting together a grant proposal:
  - They proposed that Marion County be the awardee and buy the land.

***Board discussion:***

- Commissioner Willis does like the idea of Marion County being responsible for something that they would not have control over;
- Commissioner Willis also does like the idea of the county providing secure residential facility services, when this is not something they have the expertise to do:
  - The potential for lawsuits because someone is hurt is high.
- Telecare is the interested provider, but they do not want to own the facility;
- The county would be the landlord:
  - In the contracts, the county could require language that would indemnify them against potential lawsuits.
- Commissioner Willis would like Salem Hospital to be the landlord, with a certain number of beds set aside for the county:
  - The county would be a pass-through for the funds.
- There is a need for secure residential treatment facilities;
- Ms. Vetto would like to research this further to make sure that the county does not get into a position where they give public funds to a private entity, and then the private entity makes money off of those public funds;
- A secure residential treatment facility is for individuals who need to be in a locked facility, but do not need the high level of care provided by the State Hospital;
- Later in the meeting Mr. Matthews is going to talk about other potential projects for the \$6.3 million;
- This is really a state problem, and the state should be building facilities so there are more beds available:
  - The state and the courts are looking to counties to find beds.
- Mr. Matthews will get with Salem Health and explain that the county does not want to own the facility, and they do not want to have the contract with the provider; and
- Commissioner Bethell will meet with Mr. Matthews and Ms. Vetto to better understand this.

**Policy Review: Court Facilities Security #515 & #515-A**

-Colleen Coons-Chaffins, Traci Fiske

***Summary of presentation:***

- Policy #515 and Procedure #515-A have not been updated recently;
- Business Services collaborated with multiple departments while developing the updates, including the state courts, the Sheriff, legal, the District Attorney, and anyone affected by the changes;
- There are no substantial changes to the policy;
- The biggest change addresses access:

- Who gets access when, and why do they get access?
- The changes also address deliveries at the facility that are not currently being handled appropriately:
  - Deliveries are occurring without anyone checking them at the door; and
  - The policy will force deliveries to be handled correctly.

**Board discussion:**

- The law library is in the basement of the courthouse and is open only when the courthouse is open.

**Update on CDBG/HOME/HOME-ARP Program**

-Tim Glisson

**Summary of presentation:**

- Binders with policies, procedures, and manuals are coming to the June 29, 2022, Board Session meeting for approval;
- More information will be sent to the Commissioners regarding rehabilitation, underwriting, subsidy layering, and the programmatic agreement with the State Historic Preservation Office;
- Tomorrow is the public hearing;
- The City of Gates has concerns about joining the county's program and being required to adopt certain language into their city policies to be able to accept Housing and Urban Development (HUD) funding; and
- The infrastructure program has not been developed, it will be brought before the Board at a future meeting.

**Board discussion:**

- The Commissioners would like to attend any project groundbreakings funded by the program;
- Commissioner Bethell will contact the City of Gates to discuss their concerns regarding adopting the forced entry language; and
- The public hearing is tomorrow, June 22, 2022.

**ERA Update**

-Melissa Rounds, Robert Manier

**Summary of presentation:**

- There is approximately \$893,000 left in ERA1 for direct assistance:
  - This will fund approximately 60 percent of the fully submitted cases that have been received by Yardi:
    - Both the landlord and tenant are participating; and
    - The cases are being audited.
  - With Board approval, the county could spend ERA2 funds on the shortfall.
- The county has received 40 percent of the total ERA2 award;
- The contract with Yardi ends on September 30, 2022:
  - Staff recommends not continuing with Yardi as they have raised their fees and they have been very difficult to work with.

- Ms. Rounds has had a conversation with the Marion County Housing Authority to discuss the possibility of the Housing Authority taking over when Yardi's contract expires.

**Board discussion:**

- The Board approves spending ERA2 funds on the ERA1 shortfall; and
- Staff needs further direction from the Board on how they would like to spend the remaining ERA2 funds.

**Communication Update**

-Jon Heynen

**Summary of presentation:**

- Mr. Heynen spoke to Andrea Kramer regarding her goats that will be used in a video promoting the Marion County Fair;
- *Marion County Today* is currently being edited; and
- The internal newsletter is being compiled, and a proof will be sent to the Commissioners within the next few days.

**Board discussion:**

- The Commissioners are available Thursday to participate in the video; and
- Commissioner Bethell feels that the letter from the Commissioners that will be included in *Marion County Today* needs more work.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATES:

Commissioner Danielle Bethell:

- Commissioner Bethell, Ms. Bush, and approximately 40 commissioners attended the Association of Oregon Counties legislative retreat last week; and
- Commissioners Bethell and Willis toured the dam.

Commissioner Kevin Cameron:

- Attended the Veterans groundbreaking;
- Interviewed with the Secretary of State's office regarding drinking water resiliency:
  - They were interested in Commissioner Cameron's perspective as a resident of Detroit.
- Attended the Epping Boys & Girls Club lunch; and
- Attended an Oregon Timber Counties Coalition meeting:
  - The focus of the meeting was the US Forest Service.

Commissioner Colm Willis:

- Attended the Epping Boys & Girls Club lunch; and
- Met with Valor Mentoring regarding their work with the Supervised Treatment and Recovery (STAR) Court program:
  - They are having an issue with a group of expenses not being covered by the grant funding; and
  - They are going to send more information to Commissioner Willis, and he will share it with the other Commissioners.

OTHER:

Ryan Matthews:

- Following are project ideas for the county to consider for the \$6.3 million behavioral health investment dollars that they are receiving from the state:
  - Secure residential treatment facility (SRTF);
  - Intellectual and developmental disabilities (IDD) and behavioral health residential treatment home;
  - Skilled nursing facility;
  - Residential treatment home for individuals under the supervision of the psychiatric review board;
  - Housing navigator position;
  - Rental assistance; and
  - Barrier removal.
- The county would not own and operate these facilities, they would look for partners and providers.

**Board discussion:**

- The hotel voucher system would be used for homeless individuals who experience mental health disorders, while the housing navigator would work to find these individuals transitional housing:
  - Commissioner Bethell is concerned with the risk and liability of placing individuals with mental health issues into hotels.
- Commissioner Willis wants the long-term rental assistance to be allocated based on need, not on whether or not an individual fits into a particular category.

Meeting adjourned at 11:20 a.m.

COMPLETED BY: **Betsy Orr**  
*Reviewed by: Shawnnell Fuentes*